

**FREDERICK'S BARN**

**24 LONDON ROAD, TUNBRIDGE WELLS TN4 0QB**

**TO LET**

**OFFICE (APPROX 1,200 SQ FT/111 SQ M)**

**with CAR PARKING SPACES\***



# FREDERICK'S BARN

## 24 LONDON ROAD, TUNBRIDGE WELLS TN4 0QB

### LOCATION:

The premises is a vacant former office building which sits in an established and busy road close to fronting the main A26 London Road. It is approximately 2 miles from the Tunbridge Wells town centre. The property has many period features - with both open plan office space as well as meeting rooms.

Up to two car spaces may be available subject to separate negotiations on an annual Licence – however, these will only be available after the completion of the development works that is taking place on and around the property. \*

### DESCRIPTION:

	Sq ft	Sq M
<b>Ground Floor</b>		
Reception	178.33	16.57
Meeting Room	176.36	16.38
Open Place Space	234.33	21.77
Kitchen	100.40	9.33
<b>First Floor</b>		
Office (1)	248.17	23.06
Open Plan Space	105.69	9.82
Office (2)	147.71	13.72
	1191.00	110.64
<b>Approx.</b>	<b>1200</b>	<b>111</b>

### RATES:

The VOA suggest that the proposed Rateable Value for the premises is £5,500.

We would advise that all interested parties contact the local Ratings Authority to confirm and clarify the amount payable directly with Tunbridge Wells Borough Council – 01892 526121

### TERMS:

New lease terms, on an effective full repairing and insuring basis, are available by negotiation.

### RENT:

£15,000 per annum. The rent is to be exclusive of all other outgoings and subject to VAT. Car Spaces will be on an annual Licence at £1,000 per annum\*

**VAT:** We are advised that VAT will/ will not be applicable to this letting.

### LEGAL COSTS:

Each party is responsible for their own costs incurred in the transaction. An undertaking for the landlord's abortive legal costs shall be required.

### VIEWINGS:

Strictly by prior appointment through the sole letting agents **AU CONSULTANCY**.

Contact - Abigail Murray [info@auconsultancy.co.uk](mailto:info@auconsultancy.co.uk) 01892 315 938 or

Amal Uddin [au@auconsultancy.co.uk](mailto:au@auconsultancy.co.uk) 01892 315 935

**Subject to Contract, Availability, Satisfactory Accounts & References – A security Deposit will be required.**

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Entrance – Reception/Hallway



Meeting Room



Kitchen



Open plan office



Office



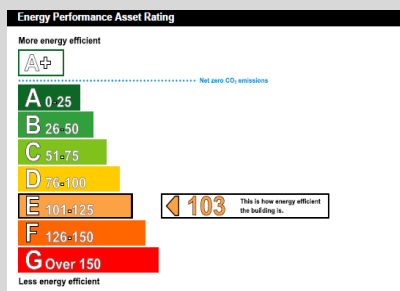
Open Plan Office



Office



Office



EPC

## IMPORTANT NOTE

Property Misdescriptions Act: AU CONSULTANCY for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of AU CONSULTANCY has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



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**AU CONSULTANCY**

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property service provider**

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- Landlords Consent Applications
- Lease Negotiations/Renewals
- Lettings
- Licence Applications
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- Property Portfolio Management
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To learn more about the services we can offer you to advise and manage all your commercial property matters, please contact us:

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